

98.75 acres/39.9 hectares

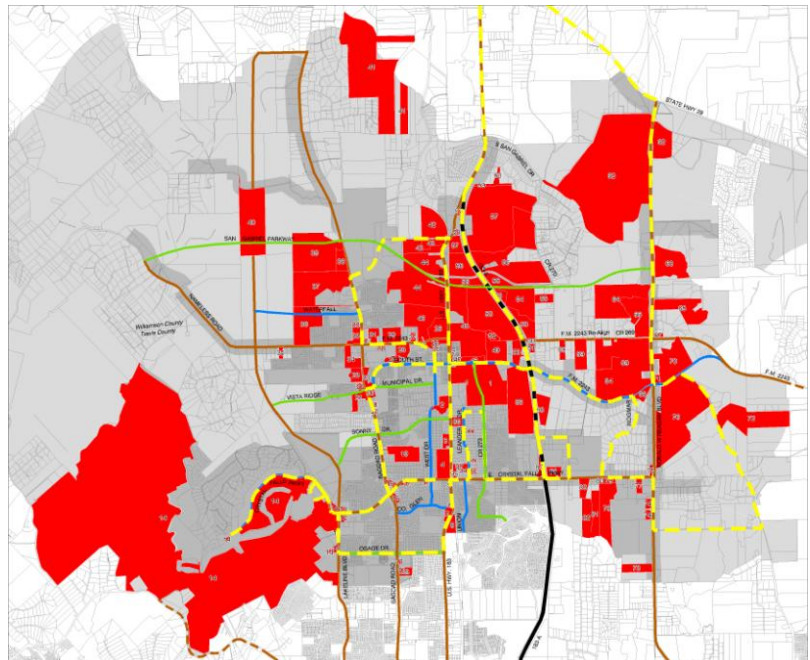
US 183 frontage east, RR 2243 frontage south

Utilities

250,000 square feet/23,226 square meter retail complex

Zoning - General Commercial

Mr. Brett A. Baker  
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**98.75 Acres/39.9 Hectares**  
**H-E-B Site**

**Site 46**

<b>Property</b>				
Total Acreage: <b>98.75 acres/39.9 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. T &amp; X</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>Northwest corner of US 183 and FM 2243 (behind The Forum Shopping Center)</b>				
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>immediate frontage east</b>		Type of Zoning: <b>General Commercial</b>		
Distance to Interstate Highways: <b>11 miles/17.7 kilometers</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>2,834 x 900 feet/864 x 274 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>				Shrink/Swell Capacity: <b>Moderate with high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>500 feet/152 meters</b>		Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Additional 50,000 square feet (4,645 square meters) in-line retail and eight pad sites</b>		
Fenced: <b>Yes</b>		Landscaped: <b>Yes</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Retail</b>		
Deed Restriction(s): <b>Yes</b>		Covenants: <b>Yes</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>	Water - Size of Nearest Line: <b>12 inch/30.5 cm 1-mile/1.6 km west</b> Pressure: <b>60 psi/413.7 kilopascal</b>		Sewer - Size of Nearest Line: <b>18 inch/45.7 cm</b>	
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>	Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>	
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure located 3,500 feet/1,067 meters south on West South Street</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>	Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>	
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>	Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>	
<b>Sales Information</b>				
Contact: <b>Mr. Brett Baker</b>	Phone: <b>(210) 938-8290</b>	Facs: <b>(210) 938-7788</b>	Email: <b><a href="mailto:baker.bret@heb.com">baker.bret@heb.com</a></b>	Web Site: <b><a href="http://www.hebdevelopment.com">www.hebdevelopment.com</a></b>
Sales Price: <b>\$9,893,565 or \$2.30 per square foot/.09 square meter</b>		Lease Price: <b>Not Applicable</b>		
Comments: <b>This site location is behind the H-E-B Plus Grocery Store anchored Forum Shopping Center at the intersection of US 183 and FM 2243. It is across from the Capital Metro Park-and-Ride &amp; Train Station.</b>				